

**Application Number: 16/02785/FUL
Minor**

Erection of 1 x 2 bed bungalow with associated parking and amenity spaces

AT Land At, Ivy Close, Newport Pagnell

FOR Mrs Trudie Mundell

Target: 28th November 2016

Ward: Newport Pagnell South

Parish: Newport Pagnell Town Council

Report Author/Case Officer: Danika Hird

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Team Leader: Debbie Kirk Development Management Manager East Team

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

- 1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.
- 1.2 This application is referred to the Development Control Panel for determination due to an objection received from Newport Pagnell Town Council and six third party representations.

1.3 The Site

The application site is land associated with and to the rear of the residential property, Conway situated on Tickford Street in Newport Pagnell. The site is a corner plot between Tickford Street and Ivy Close with the site currently comprising of a detached, chalet bungalow (Conway). There is an existing vehicular access off of Tickford Street to the front of the property, providing a driveway for on-plot parking for Conway. To the rear of Conway is the residential garden serving this dwelling. Adjoining the site from the rear are neighbouring properties No.11 and No.13 Leary Crescent. To the north of the site, situated across the highway of Ivy Close are neighbouring properties, No.139 Tickford Street and properties No.1 to No.4 Ivy Close. Directly

adjoining the site to the south is neighbouring property Falfield (Oakdene), which fronts onto Tickford Street.

1.2 The Proposal

This application seeks planning permission for the erection of a single storey “L-shaped” bungalow to the north-east of the host dwelling, Conway, Tickford Street, Newport Pagnell. The new dwelling has been designed with dual-pitched roof which has a maximum ridge height of 5 metres (not including the chimney) and a maximum eaves height of 2.3 metres. The new dwelling would contain two bedrooms with a bathroom, an entrance hall, w/c and an open plan kitchen/ living room. Located to the south-west of the new dwelling would be two independently accessible on-plot parking spaces.

- 1.3 The existing on-plot parking arrangements for the host dwelling will not be altered as a result of the proposed development. The rear garden serving the host dwelling has been divided in order to accommodate the new dwelling, however a smaller rear garden to the north-east of the host dwelling remains.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 Local Policy

Core Strategy 2013

Policy CS 13: Ensuring High Quality, Well Designed Places”.

2.2 Milton Keynes Local Plan 2001-2011(Saved Policies)

D1: Impact of Development Proposals on Locality

D2: Design of Buildings

D2A: Urban Design Aspects of New Development

H7: Housing on Unidentified Sites

T15: Parking Provision

2.3 Supplementary Planning Documents

New Residential Development Design Guide, 2012

Parking Standards, 2016

2.4 Neighbourhood Plan

Newport Pagnell Neighbourhood Plan, 2016

“Neighbourhood Plans

Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority’s development plan as an official development plan

document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

2.5 *Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract statutory priority. Neighbourhood plan policies will also take precedence over non-strategic development plan policies where there is conflict. Under some circumstances emerging Neighbourhood Plans can also carry weight as a material planning consideration, as with any emerging development plan document.”*

2.6 **National Policy**

National Planning Policy Framework 2012

Section 7 – Requiring good design

Paragraph 14 – Presumption in Favour of Sustainable Development

Paragraph 17 – Core Planning Principles

Paragraph 49 – Housing Land Supply

Paragraph 64 – Impact on the Character and Appearance of the Area

3.0 **MAIN ISSUES**

(The issues which have the greatest bearing on the decision)

- 3.1
 - Principle of the Development
 - Design of Building
 - Impact on Neighbouring Amenity
 - Impact on Parking Provisions

4.0 **RECOMMENDATION**

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out in Section 6.0 of this report.

5.0 **CONSIDERATIONS**

(An explanation of the main issues that have led to the officer Recommendation)

5.1 **Principle of Development**

In respect of strategic housing land supply within the Authority, Paragraph 49 of the National Planning Policy Framework states that:

‘Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of

deliverable housing sites.’

- 5.2 When determining this application it will be necessary to consider the fact that Authority does not have a 5 year housing land supply, and the proposed development would contribute towards meeting the identified shortfall. An assessment must therefore be made as to whether the proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.

Paragraph 49 of the National Planning Policy Framework states that:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

It has been accepted by the Council that it is currently unable to demonstrate a five-year supply of deliverable sites and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework when considering the submitted application. Paragraph 14 states that:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development”.

For decision taking this means;

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”

- 5.3 The starting point for the determination of this application is the fact that Authority does not have a 5 year housing land supply, and the proposed development would contribute towards meeting the identified shortfall. An assessment must therefore be made as to whether the proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.

5.4 The application site is located within the built-up area of Tickford Street in Newport Pagnell. The proposed development is within an established housing area and the dwelling is to be located in close proximity to Newport Pagnell Town Centre, as such it is considered that the location is sustainable. In terms of social issues, the development would provide an additional dwelling to meet a currently identified need. In terms of economic issues, the construction activities associated with the development could potentially generate employment opportunities in the short term and in the longer term the occupiers could potentially support the local economy and services. The environmental impacts of the development in terms of impacts on flooding, ecology and residential amenity are discussed in more detail below.

5.5 Overall, having weighed these matters, it is considered that the development would meet the definition of sustainable development and would comply with the provisions of paragraph 14 of the National Planning Policy Framework as the adverse impacts of the development would not significantly and demonstrably outweigh the benefits. The reasons for this conclusion are set out in more detail in the remainder of the key issues in this report.

5.6 **Design of Buildings**

Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. The objective of saved Policy D2 of the Milton Keynes Local Plan 2001 – 2011 is to ensure that all new buildings are well designed and relate well to the surrounding area. It states:

“Development proposals for buildings will be refused unless they:

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development’s function and importance*
- ii) Relate well to and enhance the surrounding environment”*
- iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area*
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area*

5.7 The local area is characterised by a variety of house types, designs and styles. Whilst it is noted that the local area is predominately formed by two-storey properties, the host dwelling, Conway and its neighbouring property Falfield (Oakdene) are bungalows. Given the varying property styles and design in the local area and the fact that bungalows can be seen within the immediate vicinity of the site, this house type and design of property is

considered to be acceptable.

- 5.8 The proposed new dwelling is to be sited and accessed off of Ivy Close, a small cul-de-sac situated off of Tickford Street. Ivy Close currently serves four properties: two sets of semi-detached, two storey properties. Although Conway and Falfield are in Tickford Street, these properties can be viewed from Ivy Close and as such contribute towards the character and appearance of Ivy Close. The proposed new dwelling is to be situated towards the end of a small residential cul-de-sac and therefore would not be highly visible within the local area until viewed directly.
- 5.9 The dwelling would be single storey only and has a simple design to ensure the new dwelling would not detract from the character and appearance of the local area. A wide pallet of materials has been used within the local area due to the varying design and styles which create the built form. The application form has outlined that tiles for the roof and bricks for the walls will be used. Further detail is provided within the submitted Design and Access Statement which states *“materials will be selected to ensure the bungalow respects the local character and these will be sourced locally, where practical”*. Given no specific detail has been provided in terms of colour/ appearance of the materials to be used it is recommend that if planning permission is granted a condition is imposed requiring details of the external materials to be submitted to and approved by the Local Planning Authority, in order to ensure the dwelling integrates satisfactorily with the local area.
- 5.10 The site is considered to be able to comfortably accommodate the parking provisions and outdoor amenity space for the host dwelling and the proposed new dwelling to ensure the site is not overdeveloped. The existing boundary treatment, forming the side boundary of the rear garden, serving the host dwelling is a close-boarded timber fence which directly abuts the kerb of Ivy Close. The front elevation of the new dwelling would create a boundary to the site with a 2 metre high boundary wall. The windows serving the front elevation will increase surveillance onto this section of Ivy Close. Whilst the proposed new boundary wall will appear prominent it is not considered to be harmful when compared to the existing boundary treatment which has no landscaping in front to provide screening.

The proposed scheme would accord with saved Policies D2 (i), (ii), (iv), (v) and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13.

5.11 Impact on Neighbouring Amenity

Saved policy D1 (iii) of the Milton Keynes Local Plan 2001 – 2011 states: “Planning permission will be refused for development that would be harmful and result in unacceptable visual intrusion, loss of privacy, sunlight and daylight”.

There are a number of neighbouring properties surrounding the application site which will be affected by the proposed development. The front elevations

of the existing properties on Ivy Close will face directly onto the front elevation of the proposed new dwelling. The spacing and separation distance between the front elevation of the proposed new dwelling and the front elevation of these neighbouring properties (No.1 to No.4 Ivy Close) is approximately 18.3 metres. Whilst it is acknowledged that the Council does not have any guidelines in regard to front elevation to front elevation spacing and separation distances, the spacing and separation distance retained as a result of the proposed development is considered to be acceptable to ensure there is not an adverse impact on the amenity of No.1 to No.4 Ivy Close. The development is of a single storey only and would not result in a harmful impact in regard to overshadowing to the properties located across the highway on Ivy Close. Rooflights are shown on the front elevation of the proposed development.

- 5.12 The New Residential Development Design Guide, Supplementary Planning Document, 2012 outlines a spacing and separation distance of a minimum of 13.7 metres when the relationship between two properties is a flank (side) elevation to back elevation. The spacing and separation distance between the host dwelling (Conway) and the proposed new dwelling is 17.9 metres and therefore this spacing and separation distance is considered to be acceptable. In addition to this, a 1.8 metre high timber fence is to be proposed as a boundary treatment between the two properties which is sufficient. As such, only a proportion of the proposed development would project above the proposed boundary treatment; the impact would be minor and non-intrusive.
- 5.13 In regard to the impact at Falfield (Oakdene), the bulk of the development is to be situated approximately 6.6 metres from the common boundary with only a small proportion of the development being situated 2.2 metres from this boundary. The spacing and separation distance between rear elevation of Falfield (Oakdene) and the proposed new dwelling at its shortest is approximately 14.7 metres. Given Falfield (Oakdene) and the new dwelling are both bungalows, these spacing and separation distances are considered to be sufficient, mitigating concerns regarding the dwelling being overbearing. As the new dwelling is of a single storey dwelling, the proposed development would not have a detrimental impact in regard to the loss of privacy to the occupiers of this neighbouring property. Overall, the proposed development will not have an adverse impact on the occupiers of this neighbouring property.
- 5.14 Located to the rear of the application site are neighbouring properties, No.11 and No.13 Leary Crescent. There is currently a mature tree and shrubbery buffer between the host dwelling and these neighbouring properties. Whilst a proportion of the shrubbery will be removed as a result of the proposed development, the trees situated directly along this boundary are shown to be retained with a sufficient shrubbery buffer. The retention of a large proportion of this buffer ensures the proposed new dwelling will be obscured from these neighbouring properties at the rear, preventing the development from having a significant impact on the amenity of these neighbouring properties.
- 5.15 Overall the proposed development would not be visually intrusive to the

surrounding neighbouring properties and would comply with saved policy D1 (iii) of Milton Keynes Local Plan 2001 – 2011 and Section 7 of the National Planning Policy Framework 2012.

5.16 Impact on Parking Provisions/Access

Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 relates to ensuring development proposals meet vehicle parking requirements as laid out in the Parking Standards Supplementary Planning Document 2016 (SPD). The policy states:

“Development proposals should meet the following vehicle parking requirements: ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.”

5.17 The application site is located within Zone 3 of the Appendix A: Maps of Parking Standards Zones in the Milton Keynes Parking Standards, 2016 Supplementary Planning Document. For a dwelling with two or more bedrooms in Zone 3 there is a requirement for two on-plot parking spaces to be provided. The parking arrangements for the host dwelling are not proposed to be altered as a result of the proposed development. As such there is no additional requirement for on-plot parking to serve the host dwelling, only for the proposed new dwelling. The proposed new dwelling would have two bedrooms, requiring two on-plot parking spaces.

5.18 The original submission for this application showed two on-plot parking spaces to be provided in a tandem arrangement. The applicant/ agent worked with Officer's to revise the scheme, to ensure the two on-plot parking spaces are independently accessible. The parking spaces shown on the submitted plans are in accordance with the spacing requirements outlined in the Parking Standards, Supplementary Planning Document, 2016. To ensure this requirement is retained, it is recommended a condition is imposed on any planning permission requiring the parking spaces to be retained in perpetuity.

5.19 Within the Parking Standards, Supplementary Planning Document, 2016, there is a requirement for 0.25 visitor spaces to be provided. Given the proposed development is for a single dwelling, it is considered to be unreasonable and onerous to require a visitor parking space to be provided in this instance.

5.20 Overall it is considered that there are no adverse impact on parking provisions and the sites access. The proposal would accord with saved policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards, 2016 Supplementary Planning Document.

5.21 Flooding

Saved Policy D1 (ii) of the Milton Keynes Local Plan 2001-2011 states

“planning permission will be refused for development that would be harmful for any of the following reasons... inadequate drainage, which would adversely affect surface water disposal, including flood control, or overload the existing foul drainage system”.

The application site does not fall within Flood Zones 2 and 3 for Fluvial Flooding. The Environment Agency’s flood risk from surface water map shows there to be areas of high risk within the locality, however within the application site itself there is some low to medium risk associated with surface water flooding. As such, the proposed development is not considered to have a significant impact providing the appropriate drainage systems are used. The Lead Local Flood Authority Officer was consulted as part of this application, however no comments were received. As part of this application, the submitted Design and Access statement states *“surface water will be attenuated to reduce the surface run-off rate on the site through the use of appropriate sustainable drainage solutions”*. To ensure the proposed development does not significantly exacerbate the surface water flooding within the locality it is recommended a condition is imposed requiring drainage details to be submitted to and approved by the Local Planning Authority.

With this condition the proposed development is considered to comply with saved policy D1 (ii) of the Milton Keynes Local Plan 2001-2011.

5.22 Ecology

Saved Policy D1 (v) of the Milton Keynes Local Plan 2001-2011 states *“planning permission will be refused for development that would be harmful for any of the following reasons... physical damage to the site and neighbouring property including statutorily protected and other important built and natural features and wildlife habitats”*.

Within the existing rear garden of the host dwelling there is a large proportion of soft landscaping which will be affected or removed by the proposed development. In accordance with the advice from the Countryside Officer, whilst mitigation measures have been proposed within the submitted Ecological Survey, the outlined measures are not clear and do not confirm exactly what measures will be put in place. As such it is recommended that if planning permission were to be granted a condition is imposed requiring a biodiversity enhancement scheme, in order for the Local Planning Authority to establish the extent of the mitigation measures.

With this condition the proposed development is considered to comply with saved policy D1 (v) of the Milton Keynes Local Plan 2001-2011.

5.23 Other Matters

Disruption to vehicle turning point due to siting of proposed new dwelling:
The proposed new dwelling would be situated towards the end of Ivy Close where the turning point is located. Whilst this is noted, the location proposed

access to the new dwelling on Ivy Close is not considered to have a harmful impact on the existing turning point.

- 5.24 Impact on road during construction: Ivy Close is an adopted highway and the use of the road by delivery vehicles is not a material planning consideration.
- 5.25 Noise pollution from residents of new property: It is not considered that the proposed new dwelling would generate unacceptable levels of noise from the occupiers of the new dwelling.
- 5.26 Exhaust pollution from vehicles: The proposed new dwelling is not considered to generate significant volumes of traffic to result in concerns regarding exhaust pollution.
- 5.27 Impact to tree at Falfield: The Arboricultural Officer was consulted and raises no objections to the proposal. The proposed dwelling would be outside the root protection zone of the tree in question.

5.31 **Conclusion**

The proposed development is considered to adhere to the provision of the local and national planning policies. It is recommended that planning permission be granted subject to the conditions set out in Section 6.0 of this report.

6.0 **CONDITIONS**

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. The external materials to be used in the development shall be in accordance with details to be submitted to and approved in writing by the local planning authority before any work is commenced. (M02)

Reason: To ensure that the development does not detract from the appearance of the locality and to accord with saved policy D2 (iv) of the Milton Keynes Local Plan 2001-2011.

3. No part of the development hereby permitted shall be occupied until the parking spaces have been laid out and surfaced in accordance with Proposed Site Layout, Drawing Number 16035(D) 100 Rev A. Thereafter the parking area shall only be used for the parking of vehicles in connection with the development the subject of this permission.

Reason: To ensure adequate on-plot parking provisions in accordance with the provisions of Policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards, 2016, Supplementary Planning Document.

4. Prior to the initial occupation of the development the means of access shall be altered in accordance with the with Proposed Site Layout, Drawing Number 16035(D)100 Rev A and constructed in accordance with Milton Keynes Council's guide note "Residential Vehicle Crossing Details" and shall be retained as altered thereafter .

Reason: To minimise danger and inconvenience to highway users and to accord with saved policy D1 (vi) of the Milton Keynes Local Plan 2001-2011.

5. Full details of the proposed finished floor, eaves and ridge level of all buildings and the finished ground levels in relation to existing surrounding ground levels and finished floor, eaves and ridge height of neighbouring properties shall be submitted to and approved by the Local Planning Authority prior to the development commencing. Development shall be undertaken in accordance with the approved levels.

Reason: To ensure that development is carried out at suitable levels.

67. Prior to the commencement of the development hereby permitted details of surface water drainage for the site shall be submitted to, and approved by, the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details before the development is first occupied.

Reason: To ensure satisfactory drainage of the site and to accord with saved policy D1 (ii) of the Milton Keynes Local Plan 2001-2011.

7. Prior to commencement of development full details of the biodiversity enhancement scheme detailing specifications and locations of biodiversity enhancements and ongoing management prescriptions shall be submitted to the Local Planning Authority. The approved details shall be carried on in accordance with the approved details prior to the occupation of the dwelling to which it relates.

Reason: To enhance the natural and local environment by minimising impacts on biodiversity and advice contained within paragraph 109 of the National Planning Policy Framework.

8. Should the development not be commenced prior to 19th July 2018 the Ecology Survey and recommendations shall be updated and submitted to and approved in writing to the Local Planning Authority for approval prior to the commencement of the development.

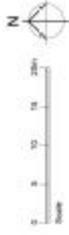
Reason: To enhance the natural and local environment by minimising impacts on biodiversity and advice contained within paragraph 109 of the National Planning Policy Framework.

9. The development hereby approved should be carried out in full accordance with the provisions of the approved 'Arboricultural Survey, Implications Assessment and Method Statement Relating to Proposed Residential Development' by Steve Jowers Associates Limited, Ref: SJA336.100 (05.09.2016).

Reason: To ensure that all existing trees are protected throughout the construction process and comply with saved policy D1 (v) of the Milton Keynes Local Plan 2001 - 2011

NOTES:

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— Site Boundary
— Other Land Owned by Applicant



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

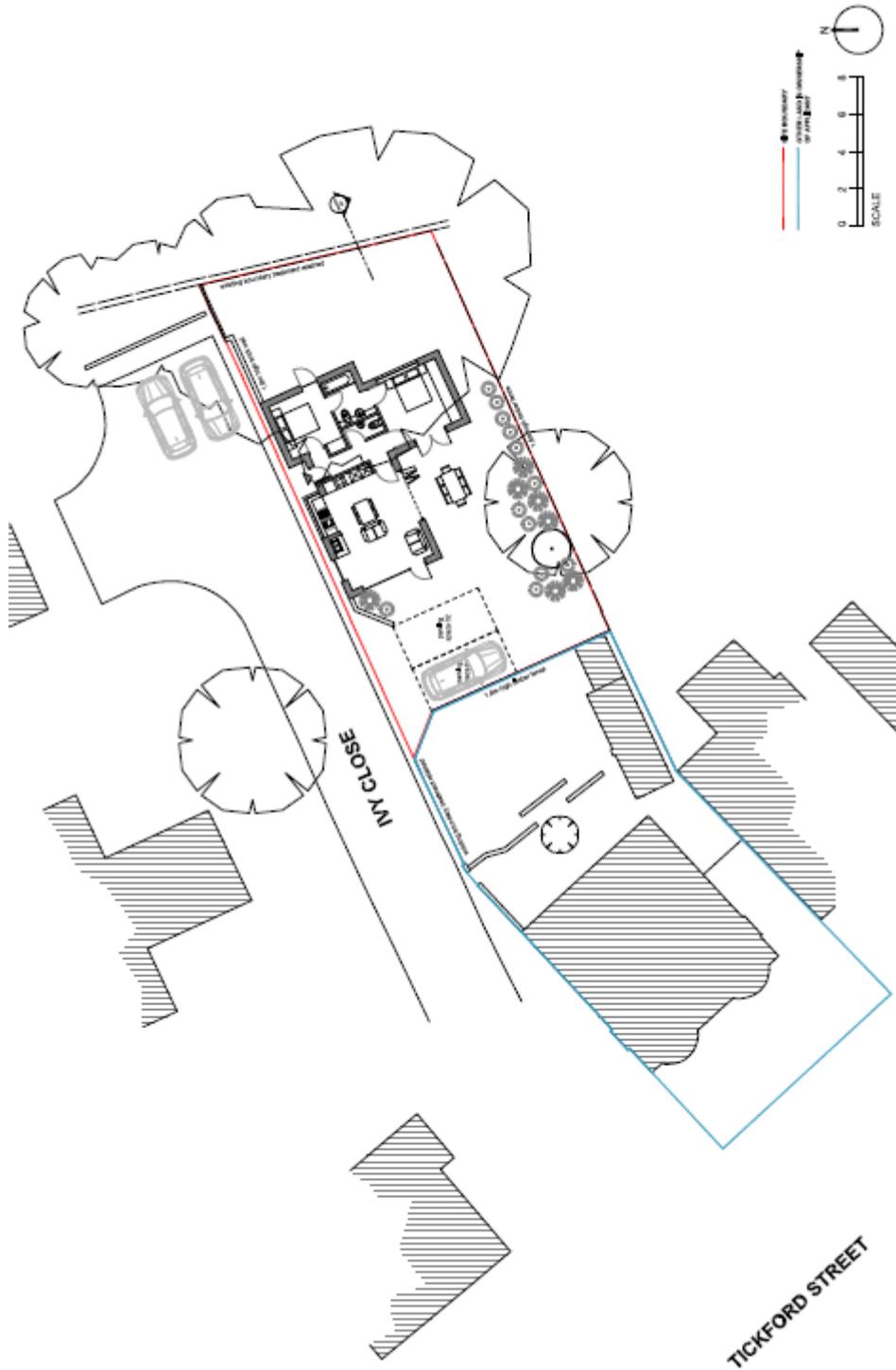


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PROJECT
**IVY CLOSE
NEWPORT PAGNELL**
CONTRACT TITLE
SITE LOCATION PLAN

SCALE 1:500 @ A3 DATE MAR 2016 JM
DESIGNER INFO CONSTRUCTION RECORD
DRAWN BY DATE

CHECKED BY 16035 (D) 087
ISSUED BY

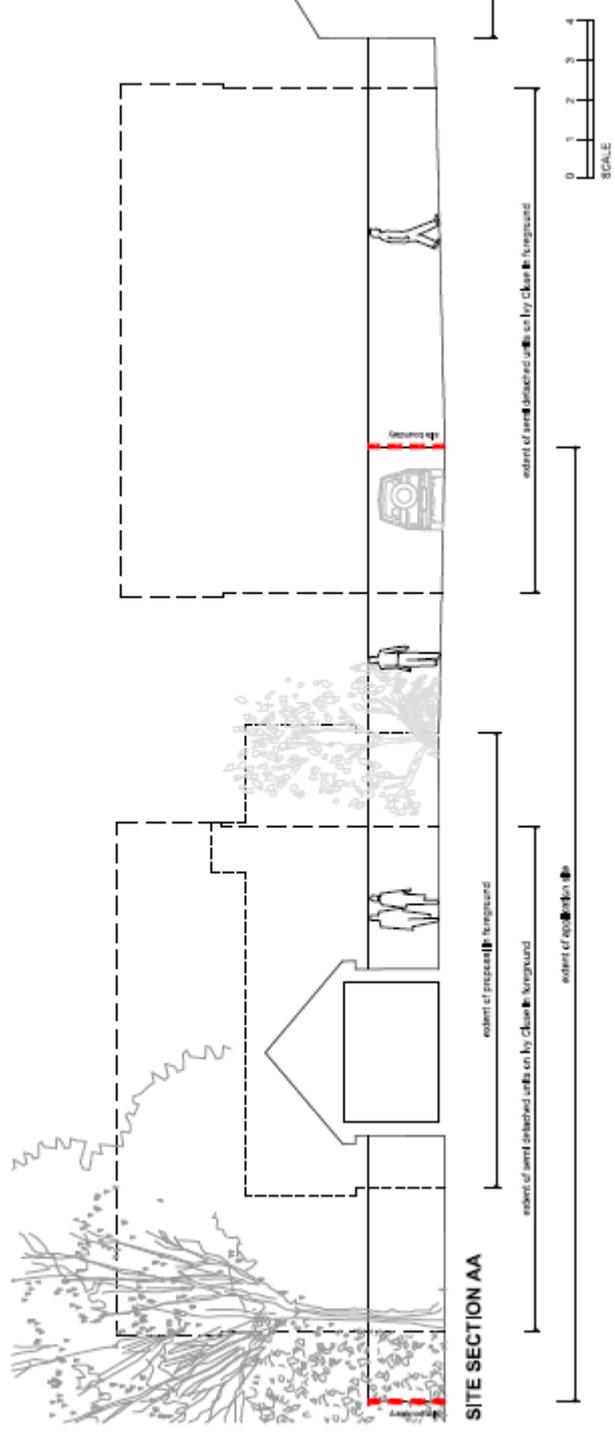
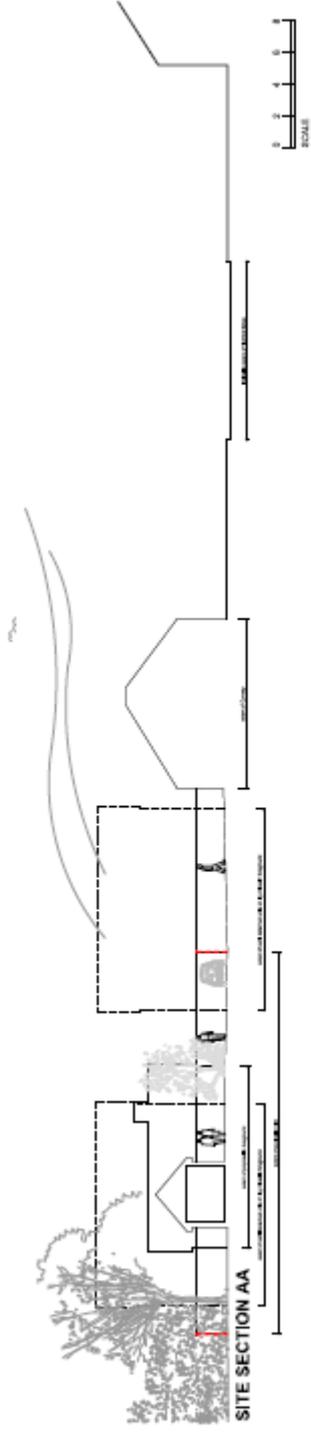


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PROJECT:
IVY CLOSE
NEWPORT PAGNELL
 CLIENT:
 BUILDING TYPE:
 DESIGN: B.410 CONSTRUCTION RECORD

DRAWING NO:
PROPOSED SITE LAYOUT
 SCALE:
 DATE:
 DRAWN BY:
 16035(D)100
 SHEET NO:
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PROJECT

IVY CLOSE

NEWPORT PAGNELL

DATE: 11/02/2020
DRAWN BY: [Name]
CHECKED BY: [Name]

DESIGN: 8 of 9 CONSTRUCTION RECORD

SCALE: 1:100
DATE: AUG 16 2020
JOB NO: 16035(D)105

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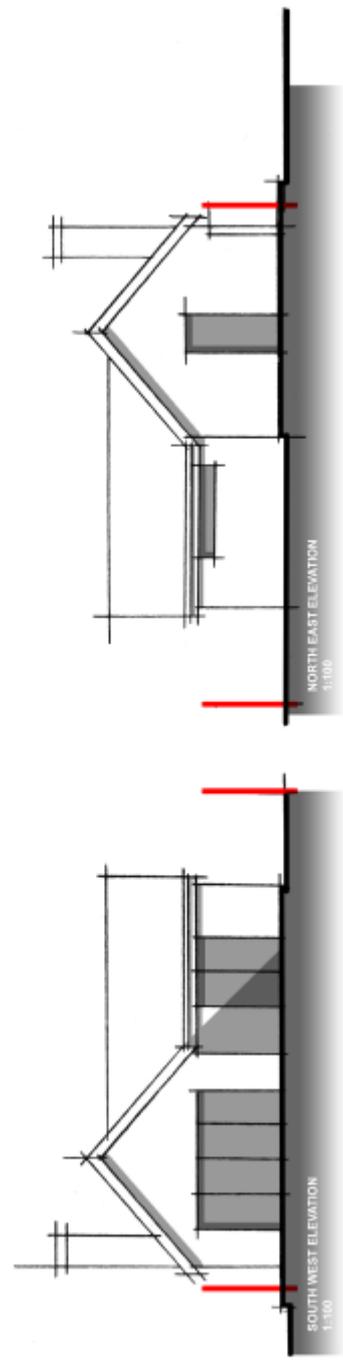
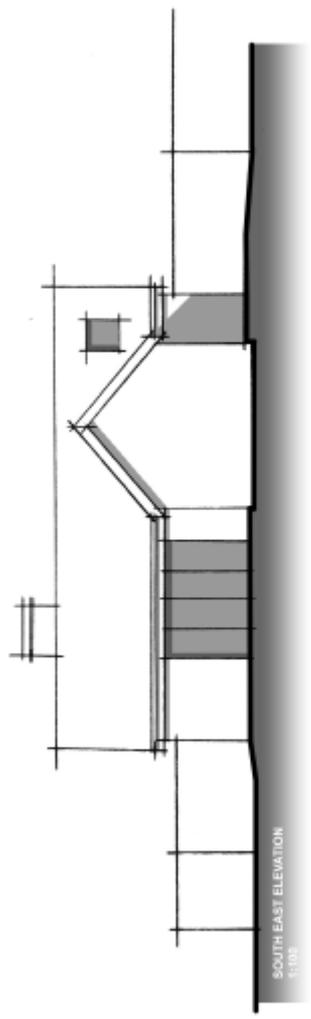
PROJECT
**IVY CLOSE
 NEWPORT PAGNELL**

DATE
 11/08/2016

DESIGN B of G CONSTRUCTION RECORDS

ISSUED TITLE
NORTH WEST ELEVATION
 DRAWING NO.
16035(D)200
 DATE
AUG 16
 BY
CJT
 CHECKED BY
 REVISIONS

A CJT 20.02.16 Elevations updated
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 CLIENT
 16035(D)201

ISSUED TITLE
ELEVATIONS
 NO. 11986A3
 DATE AUG 18
 BY CJT
 APPROVED BY
 16035(D)201
 REVISION



Appendix to 16/02785/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 None

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Cranfield Airport

Noted

No comments received.

A3.2 Highways Engineer

Noted. A revised plan has been received which is to scale and in accordance with the Parking Standards, Supplementary Planning Document, 2016 dimension requirements.

No objections received.

A3.3 Ecology Officer

The site in its current state contains structure and vegetation that offer significant benefits for wildlife in general in the form of habitats and foraging opportunities for a variety of species, though I acknowledge there are fewer opportunities for protected species. The removal of scrub cover, fruiting trees, shrubs and nectar plants that have great value for wildlife, such as bramble, honeysuckle, ivy and lavender will undoubtedly be a loss to biodiversity, as would the removal of dead wood from retained trees. The proposal to remove 5 fruit trees and re-plant only 4 is another example of inadequate mitigation.

Noted and discussed in paragraph 5.22

A3.4 The Ecological Survey Report makes a number of suggestions for ways of contributing towards mitigation for

Noted and discussed in paragraph 5.22

the loss of habitat in the form of bat boxes incorporated into the structure, using native plants in the landscape and re-planting fruit trees to replace those that are lost to the development. Unfortunately, there is currently no firm commitment to any ecological mitigation as a biodiversity enhancement plan has not been submitted and words like “could” and “ideally” rather than “shall” have been used in the recommendations chapter of the report.

A3.5 I suggest the following conditions:

Noted and discussed in section 6.0

- The Ecological Survey and recommendations shall be updated and submitted to the LPA for approval if development has not commenced prior to 19th July 2018.
- All recommendations contained within Chapter 6: Recommendations and Mitigation of the Irving, P (July 2016) Ecological Survey of Land at Ivy Close, Newport Pagnell, Milton Keynes shall be implemented at appropriate stages of the development and under the supervision of a suitably qualified ecologist where indicated.
- A Biodiversity Enhancement Scheme detailing specifications and locations of biodiversity enhancements and ongoing management prescriptions shall be submitted to the LPA for approval prior to commencement of the development.

A3.6 **Arboricultural Officer**

Noted and discussed in section 6.0

On the whole I have no objections to this application, though I am a bit concerned that the retained Ash tree will respond

to its crown reduction with vigorous new growth and in a few years will be growing back over the new building. The trees along the east boundary all appear to have large trunk bases indicating they are quite old and would once have been part of a field hedgerow. Retaining these trees and shrubs by coppicing/laying etc. will mitigate the impact of the development on wildlife & biodiversity and will preserve the historical associations of the hedge on the site. Planting new native species in any resulting gaps in the hedge should take place. The development should be carried out in full accordance with the provisions of the submitted Steve Jowers arboricultural report, method statement and impact assessment.

A3.7 Lead Local Flood Authority Officer

Noted

No comments received.

A3.8 Parish - Newport Pagnell

Noted and discussed in paragraph 5.10 and 5.15 to 5.17

The Town Council's Town Planning & Environmental Management Committee objected to this application on the grounds that it is an over intensification of a site within a small cul-de-sac, with implications in terms of on-street parking.

A3.9 Ward - Newport Pagnell South - Cllr Alexander (Member of Development Control Committee)

Noted

A3.10 Ward - Newport Pagnell South - Cllr McCall

Noted

No comments received

A3.11 **Ward - Newport Pagnell South - Cllr Eastman (Member of Development Control Committee)** Noted

A3.12 **Local Residents** Noted

The occupiers of the following properties were notified of the application:

9, 11, 13 & 15 Leary Crescent

139, 141, 143, Conway & Falfield Tickford Street

1, 2, 3 & 4 Ivy Close

Six **Third Party** representations were received from the following properties, in addition to a representation from an unknown property:

No.1, 3 & 4 Ivy Close

No.139b (Falfield) Tickford Street

No.11 Leary Crescent

The objections received were as follows:

A3.15 • Loss of privacy to Falfield, Tickford Street and properties on Ivy Close Noted and discussed in paragraph 5.11 & 5.13

A3.16 • Concerns regarding future development Noted and discussed in paragraph 5.15

A3.17 • Noise pollution from residents of new property Noted and discussed in paragraph 5.25

A3.18	<ul style="list-style-type: none"> Exhaust pollution from vehicles 	Noted and discussed in paragraph 5.26
A3.19	<ul style="list-style-type: none"> Maintenance of planting proposed 	This is a civil matter and not a material planning consideration.
A3.20	<ul style="list-style-type: none"> Loss of Wildlife habitat 	Noted and discussed in paragraph 5.12
A3.21	<ul style="list-style-type: none"> Impact to Prunus Autumnalis (tree) located in garden of Falfield 	Noted and discussed in paragraph 5.27
A3.22	<ul style="list-style-type: none"> Existing on-street parking issues causing safety concerns 	Noted and discussed in paragraph 5.16 to 5.18
A3.23	<ul style="list-style-type: none"> Visitor Parking 	Noted and discussed in paragraph 5.19
A3.24	<ul style="list-style-type: none"> Road is not adequate for the number and size of construction/ delivery vehicles involved as well as the builders own vehicles and parking of construction vehicles 	Noted and discussed in paragraph 5.24
A3.25	<ul style="list-style-type: none"> Development will affect the existing on-street parking arrangements in Ivy Close causing vehicles to manoeuvre across other properties resulting in wear and tear. 	Noted and discussed in paragraph 5.19
A3.26	<ul style="list-style-type: none"> Surface water drainage 	Noted and discussed in paragraph 5.21
A3.27	<ul style="list-style-type: none"> Property would be visually intrusive to surrounding neighbouring properties 	Noted and discussed in paragraph 5.11 to 5.15
A3.28	<ul style="list-style-type: none"> Garden Grabbing (principle of development) 	Noted and discussed in paragraph 5.1 to 5.5

A3.29	<ul style="list-style-type: none"> • Loss of a view 	This is not a material planning consideration.
A3.30	<ul style="list-style-type: none"> • Overbearing to Falfield 	Noted and discussed in paragraph 5.13
A3.31	<ul style="list-style-type: none"> • Overshadowing to properties on Ivy Close 	Noted and discussed in paragraph 5.11
A3.32	<ul style="list-style-type: none"> • Error on the application form under Section 6. 	Application forms do not form part of the approved plans. An assessment is carried out in accordance with the plans submitted.
A3.33	<ul style="list-style-type: none"> • The location of the planning application is misleading and incorrect 	The location of the planning application is deemed to be accurate. Whilst the proposed development is to be located in land currently associated with Conway on Tickford Street, the proposed new dwelling seeks access off of Ivy Close. As such the proposed development will predominately form part of the street scene of Ivy Close.
A3.34	<ul style="list-style-type: none"> • Disruption to the vehicle turning point due to siting of proposed new dwelling. 	Noted and discussed in paragraph 5.23